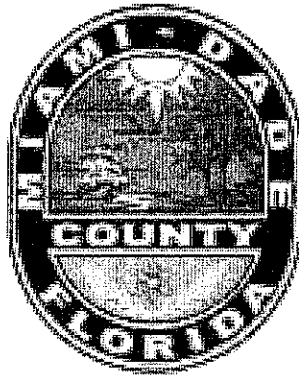


Miami Dade County

Stephen P. Clark Government Center
111 N.W. 1st Street
Miami, Fl. 33128



LEGISLATIVE ANALYSIS

Wednesday, January 14, 2004
10:00 AM
Commission Chambers

Board of County Commissioners

**Economic Development & Human
Services Committee**

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION DIRECTING THE COUNTY MANAGER, THROUGH THE OFFICE OF COUNTYWIDE HEALTHCARE PLANNING, TO WORK WITH THE PUBLIC HEALTH TRUST AND OTHER HEALTHCARE PLANNING AND DELIVERY ORGANIZATIONS TO COORDINATE HOSTING THE 2005 PAHO HEALTH PROMOTION FORUM OF THE AMERICAS IN MIAMI-DADE COUNTY

Senator Javier D. Souto

I. SUMMARY

This item directs the County Manager, through the Office of Countywide Healthcare Planning (OCHP) along with the Public Health Trust (PHT) and others, to coordinate the Pan American Health Organization (PAHO) *Health Promotion Forum of the Americas* to be held in Miami-Dade County in 2005.

II. PRESENT SITUATION

In 2002, PAHO sponsored its *Health Promotion Forum of the Americas* in Chile. According to the PAHO website, the mission of PAHO is to strengthen national and local health systems and improve the health of the people of the Americas, in collaboration with other entities.

PAHO is an affiliate of the World Health Organization. The membership of PAHO is as follows: **Member States** include all thirty-five (35) countries in the Americas. **Associate Member** is Puerto Rico. **Participating States** include France, Kingdom of the Netherlands, The United Kingdom of Great Britain and Northern Ireland. **Observer States** are Portugal and Spain.

III. POLICY CHANGE AND IMPLICATION

This resolution will allow PAHO to hold its *Health Promotion Forum of the Americas* in Miami in 2005, and the approval of this item will designate the Office of Countywide Healthcare Planning (an office created to address healthcare needs of County residents) along with PHT and other healthcare entities, as coordinators of this effort.

IV. ECONOMIC IMPACT

The previous *Health Promotion Forum* held in Chile in 2002 cost a total of \$350,000. If Miami-Dade County is selected as the host city for the *Health Promotion Forum of the Americas*, the cost to the County is estimated at \$100,000, according to staff. However, this amount does not include personnel costs, such as security and staff, needed to coordinate this event. Some staff members, however, suggest that monetary donations from corporations and philanthropic organizations may decrease the County's contribution. Specifically, staff indicates that the University of Miami has been approached by PAHO as a host site and partial funder, but the specifics have not been finalized. According to staff, the Public Health Trust is supportive of the event, but is unable to provide funding for this event. (*Economic Impact continued on next page*)

ED & HS ITEM 2(C)

January 14, 2004

Staff further indicates that PAHO will handle the scheduling and structuring of the conference, and the County will be responsible for handling logistics, such developing the budget, organizing program events, and hosting the forum for 600-800 people.

V. COMMENTS AND QUESTIONS

Questions:

- Is the planning of this event outside of the scope of services/functions to be performed by the Office of Countywide Healthcare Planning?
- Will the coordination of this event take OCHP, PHT and other healthcare organizations away from their primary duties?
- When will the decision be made about whether the University of Miami will serve as the host site for the PAHO conference?
- If University of Miami is chosen as the host site, will that relieve the Office of Countywide Healthcare planning and the Public Health Trust of its proposed responsibility of coordinating this event?

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT
RESOLUTION AUTHORIZING EXECUTION OF LEASE AGREEMENT AT 2153
CORAL WAY, MIAMI, WITH 2153 CORAL WAY ASSOC., LLP, FOR PREMISES TO BE
UTILIZED BY MIAMI-DADE HOUSING AGENCY FOR ADMINISTRATION OFFICES;
AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL
OTHER RIGHTS CONFERRED THEREIN

General Services Administration Department

I. SUMMARY

This item facilitates the continuation of Miami Dade Housing Agency's (MDHA) lease agreement at 2153 Coral Way.

II. PRESENT SITUATION

Presently, MDHA occupies this building and has done so since 1996. The building's square footage is 28,500 of usable square feet of air-conditioned space currently occupied by MDHA. The lease allows the County to occupy the complete square footage, as well as the entire 92 covered space three story parking garage. There are 126 MDHA employees in this building that occupy 8,926 square feet. The remaining space is utilized for a reception area, conference room, file room, storage area, equipment room, lunch room, interoffice circulation, as well as Inter Departmental Circulation.

Timeline of the cost per square footage (prior lease agreements since 1996:

- ***1996 – 1997 \$16.00 per square foot (psf)***
- ***New lease 1997 \$14.80***
- ***1998 \$15.01***
- ***1999 \$15.26***
- ***2000 \$15.74***
- ***2001 \$15.74***
- ***2002 \$16.38***
- ***2003 \$16.73***

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Annual rent for the first year is \$580,545.00 payable on the first day of every month for twelve consecutive months, this amounts equates to \$48,378.75 per month, and the square footage is equal to \$320.37 per square foot.

III. POLICY CHANGE AND IMPLICATION

This item is consistent with County policies and procedures regarding lease agreements.

IV. ECONOMIC IMPACT

The funding source associated with this item is an Administrative Fee earned from the Section 8 Voucher program.

V. COMMENTS AND QUESTIONS

- 1. This building was owned by Hemisphere Center, Ltd. From 1998 to 2000. The building is now owned by 2153 Coral Way Associates. LLP.*

ED & HS Committee ITEM 4 (B)
January 14, 2004

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT
*RESOLUTION AUTHORIZING EXECUTION OF LEASE AGREEMENT AT 3600 N.W.
199 STREET, MIAMI, WITH THE Y.W.C.A. OF GREATER MIAMI AND DADE
COUNTY, INC, FOR PREMISES TO BE UTILIZED BY MIAMI-DADE HOUSING
AGENCY; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND
ALL OTHER RIGHTS CONFERRED THEREIN*

General Services Administration Department

I. SUMMARY

This item authorizes a lease agreement between Miami Dade Housing Agency (MDHA) and the YWCA for a 6,256 rentable office and warehouse facility located at 3600 Northwest 199th Street.

II. PRESENT SITUATION

Presently, The YWCA allowed MDHA to utilize the office and warehouse space rent-free for many years. However, the County and the YWCA have been negotiating since April of 2002. During this period of time the YWCA was negotiating the sale of the building and did not want a lease encumbering the property. The proposed buyer is represented by Sanford A. Freeman as attorney for the prospective limited liability company.

III. POLICY CHANGE AND IMPLICATION

There is no policy change associated with this item. This item is consistent with County policies and procedures regarding lease agreements.

IV. ECONOMIC IMPACT

The economic impact associated with this item is \$7.50 (6,256 square feet) per square foot. Annual rent for the first year is \$46,920.00. The lease term will be adjusted by three percent on an annual basis.

ED & HS Committee ITEM 4 (B)
January 14, 2004

V. COMMENTS AND QUESTIONS

- The proposed buyer has not been named, but is represented by Sanford A. Freeman.

Note: The following questions are pending staff response:

- *Is this property located in the City of Miami Gardens, if so, what services are being provided by MDHA from this location?*
- *Are these services solely provided to Miami Gardens residents?*
- *Will MDHA continue to provide services to the City of Miami Gardens indefinitely?*

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION RECOMMENDING THAT CONFIDENTIAL PROJECT NO. 04-00066 BE APPROVED AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO FLORIDA STATUTES S-288.106, CONFIRMING THAT THE COMMITMENTS OF LOCAL FINANCIAL SUPPORT NECESSARY FOR CONFIDENTIAL PROJECT NO. 04-00066 EXIST; AND PROVIDING AN APPROPRIATION OF UP TO \$18,000 FROM GENERAL REVENUE FUNDS AS LOCAL PARTICIPATION IN THE STATE OF FLORIDA QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM FOR FISCAL YEARS 2005, 2006, 2007 AND 2008 OR OVER A TIME PERIOD AS DETERMINED BY THE STATE OF FLORIDA IN ITS APPROVAL OF THE APPLICATION OF CONFIDENTIAL PROJECT 04-00066 APPLICATION WITH THE PROVISIO THAT ANY TAX ABATEMENT GRANTED TO CONFIDENTIAL PROJECT NO. 04-00066 UNDER FLORIDA STATUTE 196.1995 REDUCES ANY QUALIFIED TARGET INDUSTRY TAX REFUND TO CONFIDENTIAL PROJECT NO. 04-00066 BY THE AMOUNT OF ANY SUCH TAX ABATEMENT GRANTED, IN COMPLIANCE WITH FLORIDA STATUTE 288.106(5)9(C); AND PROVIDING FOR AN EFFECTIVE DATE

Office of Community and Economic Development

I. SUMMARY

The Office of Community and Economic Development recommends that the BCC approve the attached Qualified Target Industry (QTI) tax refund applications and agreements

II. PRESENT SITUATION

The Qualified Target Industry (QTI) tax refund program is pursuant to Florida Statutes Section 288.106. The program's intent is to attract relocating out-of-area businesses and encourage expansion of existing local companies by providing a tax refund.

III. POLICY CHANGE AND IMPLICATION

None

ED&HS ITEM 4(E), 4(F), 4(G), and 4(H)

January 14, 2004

IV. ECONOMIC IMPACT

Item	Project Name	New Jobs	New Capital Investment	QTI REFUND			Miami-Dade New Incremental Tax Revenue Generated	County QTI Match	Net Revenue Benefit to Miami-Dade (per Beacon)	Total ROII (per Beacon)
				TOTAL	STATE 80%	COUNTY 20%				
4E	Confidential #04-00060	97	\$2,136,000	\$388,000	\$310,400	\$77,600	\$82,022	\$77,600	\$4,422	1.06
4F	Confidential #04-00068	35	\$2,300,000	\$210,000	\$168,000	\$42,000	\$73,418	\$42,000	\$31,418	1.75
4G	Confidential #04-00079	210	\$6,230,000	\$840,000	\$672,000	\$168,000	\$217,035	\$168,000	\$49,035	1.29
4H	Confidential #04-00066	30	\$1,200,000	\$90,000	\$72,000	\$18,000	\$27,769	\$18,000	\$9,769	1.54

ROII – Return on Incentive Investment equals Miami-Dade New Tax Revenue Generated divided by the County's match.

The funding for the Miami-Dade County portion of the QTI shall come from the County's General Fund.

V. COMMENTS AND QUESTIONS

None

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT
RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT WITH ARTHUR J. GALLAGHER & COMPANY - FLORIDA, TO OBTAIN A MIAMI-DADE HOUSING AGENCY (MDHA) PROPERTY INSURANCE PROGRAM, AUTHORIZING THE COUNTY MANAGER TO EXECUTE AN AGREEMENT FOR AND ON BEHALF OF MIAMI-DADE COUNTY AND TO EXERCISE ANY CANCELLATION AND RENEWAL PROVISIONS AND TO EXERCISE ALL OTHER RIGHTS CONTAINED THEREIN - CONTRACT NO. 396

Procurement Management Department

I. SUMMARY

This item authorizes the County to award Miami Dade Housing Agency (MDHA) Property Insurance Program to Arthur J. Gallagher & Company. Furthermore, this item authorizes the facilitation of brokerage coverage that procures an insurance program which effectively and efficiently best suits the County's needs. Moreover, the brokerage coverage provides that the broker will assist the County in managing the Property Insurance Program. All MDHA properties are covered under this program with the exception of Non-Public Housing.

II. PRESENT SITUATION

Presently, the previous broker fees were \$192,000 for past six years (three years with three, one-year options to renew which were all excised). The Property Insurance Program consists of property insurance premium which is currently \$1,605,312 per year. The previous contract (Contract No. 153) for this program was with Marsh USA Incorporated. The previous contract included broker qualifications and pricing for the actual insurance program.

III. POLICY CHANGE AND IMPLICATION

The approval of this Property Insurance Program is consistent with current policies and policies and procedures regarding the Program.

ED & HS Committee ITEM 4 (I)
JANUARY 14, 2004

IV. ECONOMIC IMPACT

The economic impact associated with this item is \$25,000 annually for the initial three years of insurance coverage. If all option years are exercised the total broker fee will be \$150,000.

V. COMMENTS AND QUESTIONS

- The Master Property Insurance Program broker is Arthur J. Gallagher, this contract was awarded by the BCC on 10/07/03.
- Arthur J. Gallagher is providing all services outlined in this contract, there are no sub contractors providing services on this contract.
- The other companies that bid on this contract are as follows:

<i>Proposer</i>	<i>Technical Score</i>	<i>Price Score</i>	<i>Total Score Technical & Price</i>	<i>Price/Cost Submitted*</i>
Arthur J. Gallagher & Company - Florida	349	125	474	\$76,531
Marsh USA Inc.	333	90	423	\$105,000
Aon Risk Services, Inc. of Florida	319	40	359	\$226,866